

Mario Angel

From: Mario Angel
Sent: Thursday, March 23, 2006 10:11 AM
To: 'davidf@cityofclovis.com'
Subject: Comment Record #17342 Annual Report

We did receive your Annual Report on November 28, 2005 pursuant to Government Code 65400(b)(1). It appears we did not send a postcard acknowledging receipt of the Annual Report.

-----Original Message-----

From: webmaster@hcd.ca.gov [mailto:webmaster@hcd.ca.gov]
Sent: Monday, March 20, 2006 1:54 PM
To: Therese Weathers-Reyes; Mario Angel
Subject: question on the Website

A comment (record no. 17342) submitted through the HCD website has been directed to you. David Fey, who uses the HCD website occasionally has the following question relating to Housing Element

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Greetings, please confirm that your office received our Housing Element annual report, sent late last year. I dont recall receiving a post card confirming receipt.

thanks,  
Dave Fey

~~~~~

David Fey may be contacted using the following information:
email: davidf@cityofclovis.com
phone: 559 324-2338
fax: 559 324-2866
company: City of Clovis, CA

Address (if given):

1033 5th Street

Clovi,

SUMMARY OF CURRENT HOUSING ELEMENT ACTIVITY
STATUS OF ELEMENTS RECEIVED
CITY LISTING

LOCALITY	DATE RECEIVED	ELEMENT TYPE	REVIEW STATUS	ADOPTED DATE	DATE REVIEWED	CONDITIONAL DATE	ANALYST	ELEMENT COMPLIANCE
** FRESNO								
CLOVIS	11/28/2005	ANNUAL		/ /	/ /	/ /		
CLOVIS	02/07/2005	CONDIT	IN	/ /	03/07/2005	/ /	NICHOLS	IN
CLOVIS	09/30/2004	ANNUAL		/ /	/ /	/ /		
CLOVIS	11/13/2002	ADOPTED	IN	09/03/2002	02/11/2003	/ /	NICHOLS	IN
CLOVIS	07/26/2002	DRAFT	IN	/ /	08/01/2002	/ /	NICHOLS	OUT
CLOVIS	03/25/2002	RESCIND	RESCINDED	/ /	/ /	/ /	NICHOLS	RESCIND
CLOVIS	09/03/1993	ADOPTED	IN	04/01/1993	12/23/1993	/ /	CLEARY	IN
CLOVIS	01/14/1993	DRAFT	OUT	/ /	02/19/1993	/ /	CLEARY	OUT
CLOVIS	05/05/1992	ADOPTED	OUT	06/01/1992	06/19/1992	/ /	ANGEL	OUT
CLOVIS	04/18/1991	DRAFT	OUT	/ /	05/31/1991	/ /		
CLOVIS	11/05/1984	DRAFT	OUT	/ /	01/14/1985	/ /		



City of Clovis
Department of Planning and Development Services
CITY HALL · 1033 FIFTH STREET · CLOVIS, CA 93612

RECEIVED

November 22, 2005

NOV 28 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Cathy Creswell, Deputy Director
Housing Policy Development
Housing and Community Development
1800 Third Street, Room 430
Sacramento, CA 94252-2050

Dear Ms. Creswell,

Pursuant to California Government Code Section 65400(b)(1), I am providing your office with a copy of the 2004-2005 General Plan and Housing Element Annual Report to the Clovis City Council. This report briefs Council on the status of the plan and progress in its implementation, including the progress in meeting the City's share of regional housing needs determined pursuant to Section 65584.

If you have any questions, please contact me at 559 324-2338 or email at davidf@cityofclovis.com.

Sincerely,

David E. Fey, AICP
Deputy City Planner

cc: OPR/SCH

J:\David\Housing Element Update\2005 Progress Report\Cvr Ltr HCD 112205.DOC

Enclosure

18



AGENDA ITEM NO: 5-A-1

City Manager: *fm*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: November 21, 2005

SUBJECT: RECEIVE AND FILE -- 2005 ANNUAL REPORT OF THE CITY OF CLOVIS
GENERAL PLAN AND HOUSING ELEMENT

Summary

California Government Code Section 65400 requires an annual report on the status of the General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs, be provided to the City Council, the Office of Planning and Research and the Department of Housing and Community Development (HCD) on or before October 1st of each year. Recent correspondence from HCD extended the deadline to December 31st.

Clovis updated its Housing Element in September, 2002. An annual report for the reporting period between September, 2003 and September, 2004, was submitted to HCD in October, 2004. The 2005 annual reporting period is between September, 2004 and September, 2005.

Analysis

This report is organized as follows:

- A. A review of the General Plan Amendments that occurred during the reporting period;
- B. A review of Clovis' progress implementing its Housing Element;
- C. A review of how Clovis is meeting its Housing Objectives; and
- D. A summary of Clovis' Local Assistance Efforts for Maintenance, Improvement and Development of Housing.

A. 2004-2005 General Plan Amendments

Between September 2004 and September 2005, nine General/Specific Plan Amendments (GPAs) were approved by the Clovis City Council. These GPAs are summarized on Table 1.

The residential land use designations subject to the GPAs had a potential for 1,511 units. Approval resulted in the potential for 1,921 residential units, for an overall increase of 410 potential housing units. Consistent with trends observed since the Housing Element was

updated in 2002, residential plan amendments resulted in increases in land use density. In staff's opinion, this shift reflects the development industry reaction to rising costs of land, materials, and labor, as well as, a growing market trend toward higher density products.

In comparison, GPA activity for the 04/05 reporting period the residential land use designations subject to the GPAs had a potential for 57 units. Approval resulted in the potential for 96 residential units, for an increase of 39 potential housing units.

The overall effect of plan amendment activity since the Housing Element was updated in 2002 will be discussed later in this report.

B. Housing Element Implementation

In 2002, Clovis completed its General Plan Housing Element Update. The California Department of Housing and Community Development conditionally found the update in compliance with the statutory requirement of State Housing law subject to the following conditions:

- A mixed-use overlay zone with development density standards that permit residential development up to 43 dwelling units per acre for selected mixed-use areas.
- Shared parking in the mixed-use overlay zone and reduced parking provisions for assisted housing devoted to low and very low-income households and/or seniors in the R-3 and R-3A zones.
- Incorporate the R-4 zoning standards into the Mixed-Use Overlay Zone for areas with High Density residential potential.

These three conditions are part of the Development Code update. This project has lagged due to the large degree of staff oversight and inter-departmental communication needed and competition for limited staff resources from an unprecedented high permit activity. Staff anticipates completion of this project by the end of FY 05/06.

Though not anticipated by the Housing Element update, the Master Planned Community overlay zone district adopted in April, 2005 facilitates the development of housing in the spirit of the three conditions identified above. The city typically uses the development standards of established zone districts in considering project approvals, though in several instances the conditional use permit process was used to review and approve a unique planned unit development request. The MPC zone district can be used to modify development standards of the underlying zoning districts much like the Planned Commercial Center (PCC) zoning.

- Allow transitional facilities in high-density residential portions of mixed-use areas and emergency shelters in commercial and industrial areas, subject to discretionary approval.

This condition was accomplished with the Council's October, 2004 action on Ordinance Amendment 2004-3, which included emergency and transitional shelters as permitted uses in the C-2 zone district and transitional shelters as permitted uses in the R-3 zone district.

- Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, evaluate land use controls, permit and processing procedures and building codes.

This condition is complete. In 2003, the Council found that there were no actual governmental constraints upon the maintenance, improvement, or development of housing for persons with disabilities that spring from land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

- Authorize the establishment, "by right," of homeless shelters (both emergency and transitional) in C-2 zones, and with a conditional use permit (CUP), transitional shelters in the medium density multiple family residential, R-3 zoned areas.

Ordinance Amendment 2004-03 (Emergency/Transitional Housing) was initiated by Council in accordance with direction by the HCD and was approved by the City Council on September 27, 2004.

The Loma Vista (Southeast Urban Center) Specific Plan and the recently-approved 450-acre Harlan Ranch development will remain the focus of major urban growth and housing of the city for the next several years. Service delivery issues that affected development in Loma Vista are being resolved with the ongoing development of the Sewage Treatment/Water Reuse Facility (ST/WRF).

C. Clovis Housing Objectives Progress Report

Clovis' Progress in Meeting Housing Objectives

The 2002 update of the Housing Element of the Clovis General Plan established the City's housing objectives for a planning period from 2000 through 2007. The Council of Fresno County Governments' (COG) 2001 Regional Housing Needs Allocation Plan (RHNA) indicates a projected need of 6,410 housing units for the City of Clovis during this period.

Housing in Clovis is a complex issue, consisting of at least three major components:

- housing affordability,
- housing quality, and
- number of housing units.

In addition, certain segments of the population (such as the elderly, the disabled, female headed households, large families of five or more persons, homeless persons, and farm workers) have traditionally experienced difficulty in obtaining adequate housing.

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary state goal is the provision of an adequate home and a satisfying environment that is affordable for everyone. Historically, the private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population who can afford market-rate housing is declining. "Affordable housing costs with respect to very low, low and moderate income households shall not exceed 30 percent of gross household income." (Health and Safety Code, Section 50052.9).

Housing affordability is presented in Table 2, *Clovis Affordable Rent And Purchase Price By Annual Income*.

State housing law requires that each jurisdiction establish the minimum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The quantified objectives for the Housing Element reflect the planning period from January 1, 2000 through 2007.

With 5,423 residential units constructed since 2000, Clovis is in a good position relative to the goal of total units constructed. This number must, however, be considered in context with the Target Income Groups (TIG) that the RHNA figures are distributed among. Here are the TIGs and the current percentage of the 2000-2007 housing goals:

- Very Low Income: 6%;
- Low Income: 43%;
- Moderate Income: 71%; and
- Above Moderate Income: 172%.

The Regional Housing Needs Assessment (RHNA) figures are shown in Table 3, *Basic Construction Needs And New Households*.

D. Local Assistance Efforts For Maintenance, Improvement And Development Of Housing

Every year, the City participates with the County of Fresno to prepare a plan that identifies the countywide (i.e., unincorporated and cities) unmet needs for affordable and supportive housing, community development programs, social service programs and economic development opportunities for low-income residents. The annual plan, known as the "Consolidated Plan," must be approved by the Department of Housing and Urban Development in order for the City to receive a variety of Federal grants, including the Community Development Block Grant (CDBG), the Emergency Shelter Grant (ESG) and the HOME Investment Partnership Act (HOME) grant.

An updated Consolidated Plan was adopted by the County Board of Supervisors in May, 2005 and will be in effect until 2010.

Housing Assistance Programs:

The City is involved in housing assistance programs for various groups. The following programs, projects and activities illustrate the City's effort to meet identified housing needs:

- Grants for low-income senior citizen mobile home owners for home repair (3);
- Loans for low-income home owners for home repairs (7);
- Construct homes with non-profit partners for sale to low income households (12);
- Work with non-profit developer to construct 75 apartment units affordable to very low income senior citizens; and
- Work with private sector developer to develop a 68 unit apartment project affordable to low income families.

The City is also involved in the following forthcoming and existing housing assistance projects/programs:

Clovis Community Development Agency Activities and Programs:

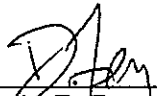
The Clovis Community Development Agency has been actively maintaining and increasing the supply of affordable housing through:

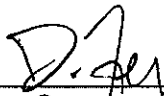
- Affordable/Elderly Housing Developments;
- Purchase of property for additional first-time homebuyer opportunities;
- Work with the Marjorie Mason Center to create a domestic violence shelter;
- Provide tenant/landlord information and assistance;
- Provide fair housing information;
- Work with the Community Housing Council to encourage homeownership; and
- Work with private sector single family developers to create additional affordable housing opportunities.

Actions Following Council's Review

Staff will submit this Annual Report to the Office of Planning and Research and the Department of Housing and Community Development before December 31, 2005.

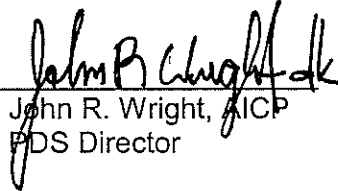
Prepared by:


David E. Fey, AICP
Deputy City Planner


Tina Sumner
Housing Project Manager

for

Recommended by:


John R. Wright, AICP
PDS Director

G:\David F\2005 ANNUAL REPORT 112105.doc

Table 1
General/Specific Plan Amendments
Annual Housing Report 9/04-9/05

Cycle	GPA Number/Status	Acres	From	Potent'l Units*	Acres	To	Project Units**	Difference	Rezoning To	Applicant/Location/Comments
3rd Cycle 2004	2004-07 Approved October 11, 2004	2.08	R-R	1.0	2.08	LDR	6.0	5.0	R-1/7500	N/S Nees, btw Arms/strong/Temperance GPA for SFR sub development
	2004-10 Approved October 11, 2004	0.54 0.56	Comm. MDSFR	0.0 2.3	1.1	P-F	0.0	0.0 -2.3	P-F	Lionakis Beaumont Design Group NWC Shaw/Pollasky Pacific Bell
	2004-11 Approved October 11, 2004	12	LDR	24.0	12	MDR	47.0	23.0	R-1	Bonadelle Homes, Inc. S/O Magill, btw Helmi/Peach GPA for SFR sub development
	2004-12 Approved October 11, 2004	8	P-F	0.0	8	Ind	0.0	0.0	C-M	Earl Schott, Inc. N/O Dakota alignment, btw Lind/Minnewawa
	2004-13 Approved September 27, 2004 (SPA Only)	n/a		0.0	n/a		0.0	0.0	N/A	City of Clovis Herndon-Shepherd Specific Plan Delete section re: commercial development
1st Cycle 2005	2004-15 Approved by Council February 14, 2005	2.3	MDR	0.0	2.3	HDR	0.0	0.0	N/A	City of Clovis SEC 8th/Woodworth
	GPA 2004-17 Approved by Council February 14, 2005	5.85	Com	0.0	5.85	MDR	24.0	24.0	N/A	G. Beal, G. Chester SEC Fowler/Nees Conditioned on RZ simultaneous dev. of C and R uses, high quality site plan w/CUP appl.
2nd Cycle 2005	GPA05-02 Approved by Council July 11, 2005	52	nonres	0.0	210	P-F	0.0	N/A	P-F	City of Clovis Landfill 15679 Auberry Rd Concurrent RZ and CUP
3rd Cycle 2005	GPA04-05 Approved by Council July 25, 2005	117 250	VLDR LDR	234.0 675.0	0 96.9	VLDR LDR	0.0 342.0	-234.0 -333.0	R-1/7500 P-C-C	Harlan Ranch SEC Shepherd & N. Temperance
		23 390	HDR	575.0 1484.0	96.65 23.01 65.42 319.13	MHDR HDR nonres	886.0 452.0 0.0 1844.0	164.0 886.0 -123.0 360.0	R-1 R-2 R-3 P-F	
Harlan Ranch Subtotal		390		1484.0						

Projects that have been withdrawn, denied, or are in progress at the time of this report are not included in this list

*Unit count based on average gross density from General Plan Table 2-1 Land Use Summary

**Unit count based on tentative map, site plan, or in the absence of either, General Plan Table 2-1

Legend		Units Per Acre*		Units Per Acre*	
RR= Rural Resid.	<	0.5	HDR= High Density Residential	25	
VLDR= Very Low Density Residential		2	VHDR= Very High Density Residential	25-43	
LDR= Low Density Residential		2.7	Coml= Commercial	n/a	
MDR= Medium Density Residential		4.1	IND= Industrial	n/a	
MHDR= Medium High Density Residential		10.2	MU= Densities vary, generally MHDR to HDR	varies	

TABLE 2
CLOVIS AFFORDABLE RENT AND PURCHASE PRICE BY ANNUAL INCOME

Type	Annual Income ¹ 2001	Maximum Affordable Rent Payment ¹		Annual Income 2005 ²	Maximum Affordable Rent Payment ³	Maximum Affordable Purchase Price ⁴
FAMILY OF FOUR INCOME²						
Very Low	\$19,849	\$496		\$24,549	\$558	\$64,382
Low	\$31,749	\$794		\$39,299	\$927	\$125,928
Moderate	\$47,649	\$1,191		\$58,899	\$1,417	\$207,989
Above Moderate	\$47,650+	\$1,191+		\$58,900 +	\$1,417 +	\$207,989 +
INDIVIDUAL - SINGLE-PERSON HOUSEHOLD²						
Very Low	\$13,899	\$347		\$17,199	\$374	\$33,692
Low	\$22,249	\$556		\$27,499	\$632	\$76,724
Moderate	\$33,349	\$834		\$41,249	\$975	\$133,934
Above Moderate	\$33,350+	\$834+		\$41,250 +	\$975 +	\$133,934+
1. Income limits established by HUD, April 2001. 2. Income limits established by HCD, February 25, 2005. 3. Based on 30 percent of 2005 income limits minus utility allowance. 4. Based on 30 percent of 2005 income limits minus utility allowance, taxes and insurance at 6% interest.						

Table 3

REGIONAL HOUSING NEED ALLOCATION PROGRESS 2000-2007

			Units Constructed						
Target Income Group	Compatible General Plan Land Use Density Designation *	RHNA Adjusted Housing Units	2000-2002	2003	2004	2005	Running Total	RHNA Units Remaining	% of RHNA goal completed
Very Low	MUH, H	1,739	0	0	31	77	108	1631	6
Low	MUH, H, MUMH, MH	1,100	180	34	183	75	547	703	43
Moderate	MUMH, MUM, MH, M	1,282	223	240	232	210	905	587	71
Above Moderate	VL, L, M, MUM	2,289	1293	1086	674	885	3938	-764	172
<u>Total</u>		<u>6410</u>	<u>1696</u>	<u>1360</u>	<u>1120</u>	<u>1247</u>	<u>5423</u>	<u>987</u>	

* General Plan Residential Designations and Densities

VL = Very Low	0.6 - 2.0 Dwellings per acre	
L = Low	2.1 - 4.0 Dwellings per acre	
M = Medium	4.1 - 7.0 Dwellings per acre	
MUM = Mixed Use Medium		
MH = Medium-high	7.1 - 15.0 Dwellings per acre	
MUMH = Mixed Use Medium-high		
H = High	15.1 - 25.0 Dwellings per acre	
MUH = Mixed Use High		